

**Saint Paul Planning Commission  
City Hall Conference Center  
15 Kellogg Boulevard West**

**Minutes March 23, 2007**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 23, 2007, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Donnelly-Cohen, Faricy, Lu, McCall, Morton; and Messrs. Alton, Barrera, Bellus, Cudahy, Goodlow, Gordon, Johnson, Kramer, Margulies, Mejia, Rosemark, and Spaulding.

**Commissioners Absent:** Mmes. \*Porter, \*Smitten, \*Trevino, \*Wencl, and Messrs. \*Commers, \*Dandrea, \*Kong, \*Nelson.

\*Excused

**Also Present:** Larry Soderholm, Planning Administrator; Patricia James, Lucy Thompson, Merritt Clapp-Smith, Yang Zhang, Luis Pereira, Andrew Jacobson, and Sonja Butler, Department of Planning and Economic Development staff.

**I. Swearing in of the New Commissioners**

Three new Saint Paul Planning Commission members--Messrs. Eduardo Barrera, Michael Margulies, and Bob Spaulding--were sworn in by Shari Moore, City Clerk.

The new and current Commissioners exchanged introductions.

**II. Approval of minutes March 9, 2007**

**MOTION:** Commissioner Cudahy moved approval of the minutes of March 9, 2007. Commissioner Faricy seconded the motion. The motion carried unanimously on a voice vote.

**III. Chair's Announcements**

Chair Alton read a resolution thanking Commissioner Matthew Mejia, whose term is ending. He has served on the Commission since 2001 and has been a faithful member of the Zoning Committee.

**MOTION:** Commissioner Bellus moved approval of the resolution honoring Matthew Mejia. Commissioner Morton seconded the motion. The motion carried on a unanimous vote.

Chair Alton also reminded the Commissioners to sign-up for the upcoming annual Millard Fillmore Dinner on May 10, 2007.

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IV. **Planning Administrator's Announcements**

Larry Soderholm reported on planning-related business at the City Council for last week and their agenda for next week.

V. **PUBLIC HEARING: Highland Park Neighborhood Plan Summary**

Item from the Neighborhood and Current Planning Committee.  
(Merritt Clapp-Smith, 651/266-6547)

Merritt Clapp-Smith gave the staff report, presenting information contained in the Highland Park Neighborhood Plan Summary, including a brief description of the district council's 20-month planning process, the Summary's vision statement and its eight topic areas. Clapp-Smith explained that all differences between City staff and Highland District Council representatives regarding language in a few of Summary's action items had been resolved since the memo sent to the Planning Commission on February 15, 2007. In particular, she noted action item #26 regarding the district council's opposition to additional bike lanes along Mississippi River Blvd (MRB). Clapp-Smith explained that although the City recognizes MRB as an important trail corridor in its Transportation Plan, the Parks and Recreation Department staff indicated in a conversation with her in mid-March that they have no plans at this time to add more bike lanes to MRB, in light of the strong local opposition to doing so. Chair Alton read the rules of procedure for the public hearing; notice of the public hearing was published in the Legal Ledger on March 8, 2006.

One person spoke:

Gayle Summer, 1978 Ford Parkway, Saint Paul, MN, 55116, Community Organizer for the Highland District Council. Ms. Summers stated that the former plan was approved in 1980 and then she spoke to a few of the action items under recent discussion with City staff noting: (a) The community's strong desire for a uniform 30 mile-per-hour speed limit on Snelling Avenue; (b) The desire for improved services at Homecroft recreation center and a new recreation center south of West Seventh; (c) The Highland community seeks good library access for its residents near West Seventh Street, and although the full Highland Plan requests a new library at the west end, the Summary seeks more generally, a library anywhere along the West Seventh corridor where it is readily accessible by bus to all West Seventh residents. Ms. Summers emphasized that district plans often remain in effect for a long time. These proposals for public facilities to serve the community must be included in the plan as important goals for the future despite the City's current budget limits.

Ms. Summers explained that the opposition to new bike lanes along MRB focuses on adding a lane to the east side of the roadway, which would require street widening and the estimated removal of over 100 trees.

Discussion followed.

**MOTION:** Commissioner McCall moved to close the public hearing and refer the matter back to the Committee. Commissioner Kramer seconded. The motion carried unanimously on a voice vote.

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¶ Next week City Council is Congratulating Bill Booth on his retirement.

¶ Policy discussion about Instant Run Off Voting. Council is considering whether that is a good idea for St. Paul.

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VI. **State Capitol Building Restoration Project: Guest Presentation**

(Lucy Thompson, 651/266-6578)

Dana Badgerow, Minnesota Commissioner of Administration, started off by stating that the State Capitol is a 102-year-old building. She said that for some time they have been planning an interior renovation of the Capitol. Last year in the legislative session they were given some money to begin a schematic design. They held a competition and hired HGA. They have been hard at work for about a year, putting together a design. Now they are informing the public about this wonderful and innovative design for the Capitol that preserves the history and yet makes the Capitol completely functional for the next 100 years.

Michael Bjornberg, Principal Project Manager, HGA, explained their analysis of the problems with the building and the design solutions. He showed slides of historical images, data on the deficiencies, and their conceptual design drawings. The primary issues are: aging mechanical systems; energy inefficiency; non-code compliant, heating, venting and air conditioning (air supply is lacking); outdated communications and technology; failure to meet life safety codes; lack of accessibility for handicapped people; outdated security (911 changed everything in public buildings); lack of hearing rooms; and lack of visitor services. Since the mid-1980s, 70 percent of the funds for this building has been for quick emergency fixes. Now it is time to do a major, comprehensive renovation. An informational booklet about the project was handed out.

Discussion followed the presentation.

**MOTION:** Commissioner Gordon moved to have the Communications Committee draft a letter of support for this project. Commissioner Spaulding seconded. The motion carried unanimously.

VII. **Zoning Committee**

**OLD BUSINESS**

# 07-020-936 Highgrove Community Credit Union – Conditional Use Permit for drive through service for credit union, and variance of floor area ratio (.5 FAR required; .27 FAR proposed). 1804 7<sup>th</sup> St W, SE corner at Montreal. (Patricia James, 651/266-6639)

**MOTION:** Commissioner Gordon moved the Zoning Committee's recommendation to approve the conditional use permit. Commissioner Morton seconded. The motion carried unanimously on a voice vote

**NEW BUSINESS**

07-022-851 Walgreens – Rezoning from TN2 (Traditional Neighborhood) and VP (Vehicular Parking) to B2 (Community business). 838 Maryland Avenue East, SE corner Maryland and Arcade.

(Luis Pereira, 651/266-6591)

**MOTION:** Commissioner Morton moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

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#07-022-865 Walgreens – Conditional Use Permit for drive-through sales and service for pharmacy, with modification of distance from residential property for service lane and site access, and parking variance (58 spaces required, 42 spaces proposed). 838 Maryland Avenue East, SE corner Maryland and Arcade.  
(Luis Pereira, 651/266-6591)

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**MOTION:** Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote

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#07-025-965 K and L Sales – Conditional Use Permit for outdoor auto sales. 1523 Como Avenue,  
NW corner at Arona.  
(Sarah Zorn, 651/266-6570)

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**MOTION:** Commissioner Morton moved the Zoning Committee's recommendation that the case be laid over to March 29, 2007, Zoning Committee meeting. The motion carried unanimously on a voice vote.

#07-027-175 Frogtown Money Express – Conditional Use Permit for currency exchange, with modification of 100 ft. distance requirement from residential property. 385 University Avenue West between Western and Arundel.  
(Patricia James, 651/266-6639)

**MOTION:** Commissioner Morton moved the Zoning Committee's recommendation to deny the Conditional Use Permit. The motion carried unanimously on a voice vote.

#07-010-823 ERS Development – Conditional Use Permit for 3-unit cluster development. 660 Lexington Parkway South, SE corner at Scheffer.  
(Patricia James, 651/266-6639)

**MOTION:** Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote

Amendment to Zoning Code regarding conditional use permit expirations – Proposed amendment to chapter 61.500 of the Zoning Code clarifying those circumstances when a conditional use permit expires. (Patricia James, 651/266-6639)

**MOTION:** Commissioner Morton moved to the Zoning Committee's recommendation to approve the amendment to chapter 61.500 of Zoning code when a conditional use permit expires. The motion carried unanimously on a voice vote.

Commissioner Morton announced the Zoning Committee Agenda for the March 29, 2007 meeting.

### VIII. Comprehensive Planning Committee

Commissioner Donnelly-Cohen gave the Comprehensive Planning Committee report. The committee met on March 20, 2007, and reviewed staff recommendations regarding the Mississippi River Critical Area regulations. She said this morning the staff has an update on the

work of the Housing Comprehensive Plan Task Force. Unfortunately, Commissioner Bellus, who chairs the task force and would have given part of the update, had to leave the meeting early for a previous commitment.

#### Update from the Housing Comprehensive Plan Task Force

PED staff Yang Zhang and Luis Pereira gave an update on the progress of the Housing Comprehensive Plan Chapter Task Force. The Task Force has been meeting monthly since October 2006. Topics covered to date include demographics, the existing housing stock, mortgage foreclosures and vacant buildings, public housing, building rehabilitation, and housing along transportation corridors. The population of Saint Paul is projected to grow by 15,000, or 7,000 households, from 2010 to 2020; this growth accounts for four percent of the Metro Area's growth. The Metropolitan Council also allocated 2,625 units of affordable housing (households below 60% of the Area Median Income) to Saint Paul.

Housing affordability has declined broadly in the city over the last five years. Currently, over half of the renters and one-third of homeowners are paying more than 30 percent of their income on housing. The units produced during the Housing 5000 Program were mostly 2-bedroom units (48%) and 1-bedroom units (32%). Staff projects that small households (1 or 2 persons) will continue to dominate the city in the next ten years. Most of the new construction will likely be along or near transportation corridors. Staff also highlighted findings regarding homelessness and permanent supportive housing, subprime lending, housing rehabilitation, and public housing. The next task force meeting will be April 18 on emerging markets, senior housing, and special needs housing, at the Rondo Community Outreach Library.

Commissioner Donnelly-Cohen announced the next Comprehensive Planning Committee meeting will be on April 17, 2007.

#### IX. Neighborhood and Current Planning Committee

Chair McCall announced the next meeting will be on March 28, 2007.

#### X. Communications Commission

No report

#### XI. Task Force Reports

Commissioner Faricy announced the third meeting of the Ford Site Planning Task Force was on March 19, 2007. They are now in Phase I of the development framework. That includes the preparation of about three to five alternative scenarios for the site. Each scenario will have a different menu mix. Also, on March 20, 2007, they had their first public workshop. Approximately 100 people attended and were given a brief outline of the planning process. Then they were provided with maps and broke up into smaller working groups at each table. They had one hour to prepare what they thought should go on the Ford Site. The table groups came up with a lot of very interesting alternatives, which the task force and consultants will consider. The next task force meeting is April 16, 2007.

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XIII.	<div> <div>New Business</div> <div>None</div> </div>	<div>Deleted: .</div> <div>Deleted: .</div>
XIV.	<div> <div>Adjournment</div> <div>Meeting adjourned at 10:40 a.m.</div> </div>	<div>Deleted: .</div> <div>Deleted: .</div>

Recorded and prepared by  
Sonja Butler, Planning Commission Secretary  
Planning and Economic Development Department,  
City of Saint Paul

Respectfully submitted,

Approved \_\_\_\_\_  
(Date)

Larry Soderholm, AICP  
Planning Administrator

Marilyn Porter  
Secretary of the Planning Commission

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At the City Council meeting they had a revised version of the Parkland Dedication Ordinance. They passed the revised version and the final adoption was laid over until next week.

Financing was approved for the Commerce Building to develop 55 units of affordable housing.

Next week City Council is Congratulating Bill Booth on his retirement.

Policy discussion about Instant Run Off Voting. Council is considering whether that is a good idea for St. Paul.

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Update from staff on the Housing part of the Comprehensive Plan and they are going to make a presentation today. Also discussed was the Mississippi Critical Area Plan recommendations. And staff had some recommendations that will be discussed again on April 17, 2007.

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Jim Bellus from the Planning Commission is

chair of the Task Force.

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